



**TRAIL CREEK ESTATE**  
ENNIS, MONTANA

Offered at \$4,995,000  
125.5± Acres | 10 Parcels  
3 Homes

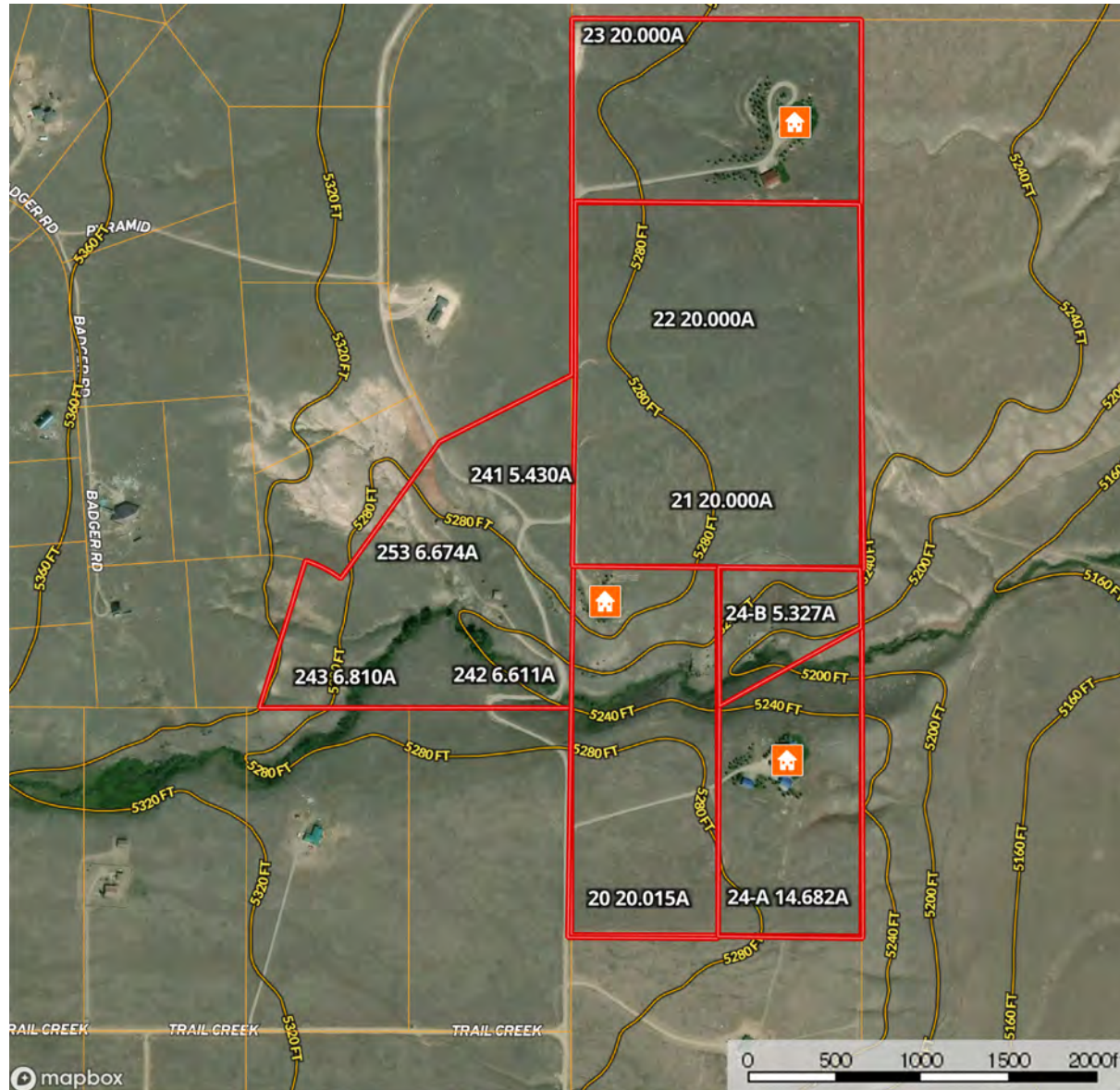


**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



## Trail Creek Estate, Ennis, Montana

This legacy property includes 3 full size homes, a homestead site, and Trail Creek on 125.759± acres only 15 minutes from the quaint fishing town of Ennis, MT. The property is self-contained, end of the road and borders the Alton Ranch. This unique one-of-a-kind offering is comprised of 10 separate parcels. You will experience some of the most spectacular views to behold in the Madison Valley from every corner of this property.



### Property Features:

- 46 Tobe Road; 4,816± SF, 4BR/3BA home (built in 2006) with theater room, game room and custom finishes throughout. Also has a 2-car attached garage, 60' x 45' shop with 1BR/1BA guest apartment.
- 42 Tobe Road; 2,665± SF, 3BR/2BA single level home (built in 2009) with tall ceilings and river rock fireplace, air conditioning and granite counters throughout. Trail Creek is near this home.
- 16 Tobe Road; 4,624± SF, 5BR/4BA single level log home (built in 1984, remodeled and added on to in 2006). Features large master suite with sitting area and wood burning fireplace, sunroom, mudroom/gear storage, laundry with dog washing station, granite countertops, air conditioning and a 28' x 40' shop.
- Four Virginia City Ranches lots totaling 25.525± acres with Trail Creek
- Three Trail Creek lots totaling 25.327 acres bordering Alton Ranch
- 15 Minutes to Ennis, Montana and 10 minutes to fishing the Madison River
- Spectacular Views



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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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**46 TOBE ROAD**  
ENNIS, MONTANA



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



## 46 Tobe Road, Ennis, Montana

This stunner is one of the Madison Valley's finest homes. The house is oriented to capture the magnificent views and has an unbeatable end-of-the-road location overlooking protected ranch lands and the Madison River. Main level has 10-foot ceilings, hardwood and slate floors, rock fireplace, formal entry and a breakfast nook. Cook's kitchen features; 2 Wolf cooktops (one gas with pot filler), two dishwashers, double wall ovens, steam oven, Miele built-in espresso machine, cherry cabinets, granite countertops, and a large pantry. The master bedroom opens to the deck and features his and her walk-in closets, a gas fireplace, steam shower and jacuzzi tub. A second bedroom or office, mudroom area and a formal entry complete the main level. The lower level has two guest rooms that open out to the patio with immense views, full shared bath with granite countertops, a 400± SF theater room, and a game/family room. There are 2 septic tanks, core tin steel roof/gutters, sound system inside and outside, deck and patio on the east side, radiant in-floor heat, and bonus room above the double car garage. The 60' x 45' shop has a place to store your toys, boats and more. The east end of the shop features a darling 1-bedroom, 1-bathroom guest apartment on the main level oriented to the east and the Madison Range.



### Property Features:

- 4,816± SF (2,577SF main level with 2BR/2BA; 2,239SF lower with 2BR/1BA, theater room and game room)
- 2-car attached garage (with commercial fridge), with heated bonus room above
- 1BR/1BA guest apartment attached on ground level to 60' x 45' shop; built in 2004
- Radiant in-floor heat
- Designed by Robert Bayley Architect
- Minimal covenants in the Trail Creek Ranches
- Borders conservation land on north and east boundaries
- 20 acres at the end of the road



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**16 TOBE ROAD**  
ENNIS, MONTANA



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



## 42 Tobe Road, Ennis, Montana

This single level 2,665± SF, 3-bedroom, 2-bathroom custom home on 20 acres on Trail Creek was built in 2009. It features tall, vaulted and timbered ceilings with an open concept kitchen/living area. The L shaped living room is anchored by a massive stone fireplace. The kitchen has plenty of storage, including a pantry, and features granite countertops, Jenn-air gas range, and Bosch dishwasher. The master suite has large windows looking out to the rugged Madison Range and an ample bathroom with a soaking tub, tile shower and a double sink vanity. All bedrooms have tall ceilings and large windows to capture the amazing, unimpeded views. The laundry room is well designed and centrally located to all three bedrooms. Enjoy the big sky and mountain views from the stamped concrete patio. This property is only 15 minutes from Ennis and 10 minutes to your favorite fishing access.



### Property Features:

- 2,665± SF, 3BR/2BA home built in 2009
- Full size laundry room with utility sink and closet
- Built-in desk area
- Open kitchen/living room
- Air conditioning
- Underground sprinklers for lawn and trees
- 20± acres
- On Trail Creek



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**42 TOBE ROAD**  
ENNIS, MONTANA



**CHRISTIE'S**  
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## 16 Tobe Road, Ennis, Montana

This well-maintained single level home on 14.68± acres has 30 east facing windows giving you spectacular views of the Madison Range. The original 1984 log home was added on to in 2006 and remodeled. An updated kitchen features GE black appliances and granite countertops and island. The spacious living room with a wood stove opens to an outdoor patio on the Madison Range side. The original home has 2 bedrooms (one used as a corner office) and one 3/4 bathroom with a beautiful stained-glass window. In the addition, a true master suite includes a sitting area with a river rock fireplace, full bathroom, walk-in closet and opens to the patio. This addition also includes a second entry, a mudroom/gear storage room, a laundry room with dog wash and 2 ensuite guest rooms with tall ceilings and incredible views. Property includes an attached two-car garage and a detached 28' x 40' shop.



### Property Features:

- 4,264± SF, 5BR/4B, one level 1984 log home added on to in 2006
- Attached 2-car garage, sunroom, mudroom/gear storage, laundry with dog wash
- Master with wood burning fireplace
- Wood stove in livingroom
- Air conditioning
- 14.68± acres
- 2 wells and 2 septs
- Detached 28' x 40' shop
- Circular drive, mature evergreens



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## Virginia City Ranches Lots 241, 242, 243, & 253 | Ennis, Montana

Trail Creek crosses this homestead where some of the earliest residents of Madison County lived. There are two rustic dry cabins that have been restored but are without power or water. One was the original house and the other was a small barn. This parcel is 25.525± acres and includes lots 241, 242, 243, and 253 in Virginia City Ranches.



### Property Features:

- Site of original Madison Valley homestead
- Homestead house and barn were rebuilt into two dry rustic cabins
- Four lots are part of Virginia City Ranches and each are assessed \$100/year for VCR road maintenance.
- Trail Creek touches lot 243, 242, and 253
- 25.525± acres



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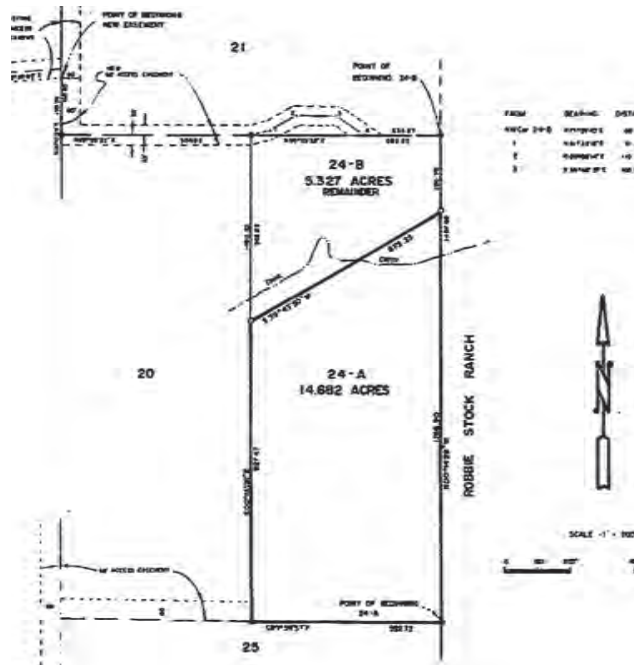
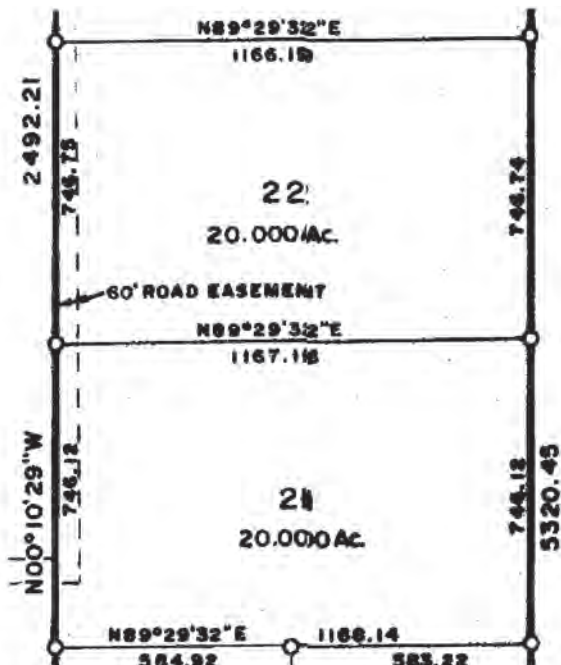


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## Trail Creek Ranches Lots 21, 22, & 24-B | Ennis, Montana

Experience unimpeded views of the Madison Range from these three parcels in Trail Creek Ranches. These lots border the Alton Ranch which is under conservation easement and is protected from development. Trail Creek Ranch has limited covenants and is only 15 minutes from Ennis and 10 minutes from fly-fishing on the Madison River. Lots 21 and 22 are each twenty-acre level building lots or 40 acres of dry pasture. Lot 24-B is a 5.327± acre lot with Trail Creek crossing in the gully.



### Property Features:

- Lots 21 and 22 are each 20 acres
- Lot 24-B is 5.327 acres with Trail Creek
- All lots border the Alton Ranch which is under conservation easement
- Stunning Views spanning the Madison Valley and the remarkable Madison Range
- Only 15 minutes to Ennis and 10 minutes to fishing accesses



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